

RIVERWALK SQUARE – Project Narrative

I. INTRODUCTION

Riverwalk Square brings a new dimension to the downtown Scottsdale lifestyle. It offers a unique village of 227 condominiums clustered along a central public square and other open space areas.

The Arizona Canal bank is a “welcome mat” for Riverwalk Square. Residents can enjoy access to the canal for walking and biking and have great views of the water and distant mountains from the generously landscaped public square and gardens. The public is welcome to stop in for coffee, a glass of wine and a meal or for shopping the markets and studios.

The ground floor live/work units around the public square and along streets within the development are designed to encourage small business enterprises. A gourmet market and cafe are contemplated at the square, with the balance of live/work units catering to artists, photographers, architects, fashion designers, graphic artists, interior designers and others in the design community.

Residential parking is underground but main street-style parking along the street provides access to businesses. The architecture responds directly to the desert climate and is intended to meet the “Advanced” rating requirements of Scottsdale’s Green Building Program.

Buying a home here at Riverwalk Square and opening a small studio business truly means joining the downtown Scottsdale community. There is public art and public access. Children are welcome here as well as adults. Special features will be designed into the project for play and other children’s activities.

The developers of Riverwalk Square are joining with the owners of neighboring properties, the City of Scottsdale and Salt River Project to create an entire half mile of new landscaped canal bank trail. Residents will be able to leave their cars at home and walk or bike a short distance from Riverwalk Square to shops, restaurants and offices anywhere in the downtown area. It’s good news for downtown traffic and an exciting new option for downtown living.



II. SUPPORTING DOWNTOWN REVITALIZATION

Riverwalk Square makes an important contribution to the ongoing revitalization of Downtown Scottsdale as the commercial, cultural, and civic center of our community. It has a strategic location just across Scottsdale Road from one of the most successful regional shopping malls in the country and with convenient access to the unique, pedestrian-scaled downtown specialty retail and art gallery districts.

With the Arizona Canal along its entire east boundary, Riverwalk Square makes the most of the attraction of water in a desert environment. Working with the City and Salt River Project, Riverwalk Square and neighboring developments are taking the lead in a canal bank improvement project that may result in construction of trails, landscaping and other features along both sides of the canal from Camelback to Chaparral Road. With the enhanced canal banks and its residential character, Riverwalk Square provides an appropriate transition between high-intensity downtown uses and established residential neighborhoods across the canal to the east.

Expectations are high for this site and Riverwalk Square has addressed these expectations:

- It supports Downtown as a destination attraction for residents and visitors by focusing on creating a residential village and public square surrounded by a vibrant mix of cafes, shops and studios.
- It embraces the Arizona Canal as a front door to the project for pedestrians and bicyclists.
- It celebrates the value of water in our arid Sonoran Desert environment.
- It proposes a dynamic, environment-responsive architecture with a high standard of design and innovation.
- It creates a sense of place and pride with 227 new Downtown Scottsdale residences, whose proximity to everything Downtown has to offer is now just steps away
- It becomes part of the community fabric of intimate and lively public spaces that can be discovered by residents and visitors to Scottsdale.
- It creates opportunities for outdoor living, from public square and canal bank gardens to private spaces that provide amenities primarily for residents.
- It supports Downtown transportation objectives by encouraging people to walk, bicycle and use transit for traveling in the area.
- It offers a new option for Downtown living with its public square lined with live/work spaces.
- It supports the downtown arts community with installation of public art.
- It considers family living downtown, including amenities for children as well as adults.
- It will contribute to improvement of a major segment along the Arizona Canal, extending canal bank trails and landscaping one-half mile, from Camelback Road to Chaparral Road.

III. BACKGROUND

A. The Safari



In 1956, the Safari opened for business as Scottsdale's first year-round resort hotel. Designed by Arizona's Al Beadle, architect of now-historic iconic contemporary buildings, its jungle-themed design set it apart from the sleepy western-styled dude ranch resorts in the area. It had air conditioning! It had a shopping arcade! It had waitresses in zebra-skin outfits!! It had a 24-hour coffee shop still remembered fondly by many locals (ah! Those cinnamon rolls!). It had celebrities – from Rosemary Clooney to the Sons of the Pioneers to Tiny Tim. It was the fanciest place in town.

The Safari was expanded three years after it opened from 108 rooms to 188. A conference center/banquet facility was added, along with a second swimming pool and more tiki-studded landscaping than you could shake a swizzle stick at. It set the pace, but over the next 40+ years was outdistanced by newer, larger, more modern resorts.

In the late 1990s, the Safari was demolished to make way for a new hotel and office/retail complex.



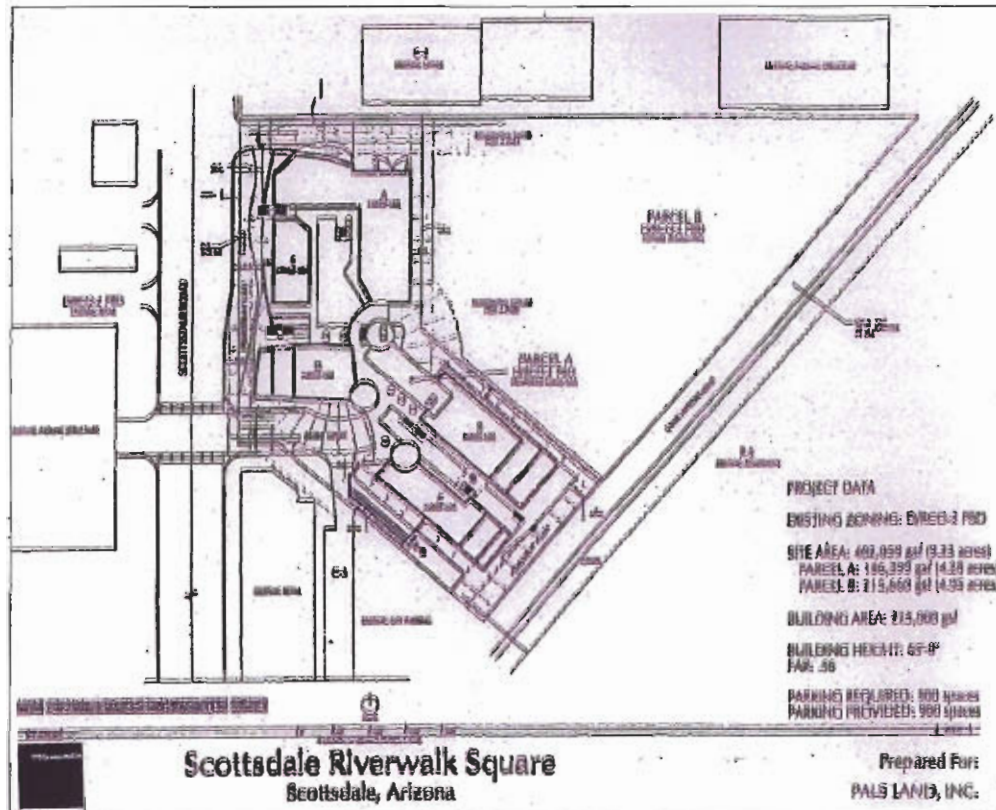
B. Post-Safari Development Plans

Case 35-Z-88

On September 19, 1987, the property was rezoned from C-3 (Highway Commercial District) to D/RCO-2/PBD (Downtown/Regional Commercial Office with Type 2 Standards with a Planned Block Development Overlay) with amended development standards. Approved was a 735,000 square foot retail/office complex and a 192-room hotel. Maximum heights approved were: office building – 65 ft. (plus 14 ft. additional for mechanical screening); hotel – 72 ft. (plus 18 ft. additional for mechanical equipment screening). The City Council Action Report notes that *"The most exciting aspect of the Safari Centre is the development of the Arizona Canal into the pedestrian oriented canal walk. The improvements will be from Camelback Road to the north end of the site and will include a landscaped promenade with street furniture, sculptures and a public amphitheatre. Restaurants and shops will be oriented toward the Canal Bank to interact with the pedestrian activity. The canal itself is proposed to be augmented with a system of fountains using SRP water. The base improvements along the Arizona Canal are the paving of the bank with a textured hardscape material, landscaping and provisions for public access."*

Case 65-ZN-1992#4

On December 10, 2002, City Council approved a site plan for the office/retail portion of the property (west and south areas of site – see below). The approval did not include a site plan for the residential/hotel parcel along the Arizona Canal, although a number of stipulations addressed its future development. These stipulations are discussed in the following section of this narrative.



C. Description of Vested Entitlements (Case 65-ZN-1992#4)

Approved Zoning:

D/RCO-2/PBD (Downtown/Regional Commercial Office with Type 2 Standards with a Planned Block Development Overlay) with amended development standards.

Approved Intensity – Hotel/Residential Parcel

Minimum hotel units – 300

Minimum residential units – 215

Maximum Building Height – Hotel/Residential Parcel

per Case 35-Z-88 – not discussed in Case 65-ZN-1992#4

72 ft. (plus 18 ft. additional for mechanical equipment screening)

Relevant Stipulations

- **Planning/Development #2** – hotel and/or residential units shall be constructed on the site and oriented to the canal. Hotel and/or residential development shall include mixed-use development on the ground floor, and shall be located so as to promote activity along the canal bank. The site plan shall be reviewed and approved by the City Council.

- Planning/Development #3 – Minimum hotel or residential unit count established: The development shall include a hotel with a minimum of three hundred (300) units or a minimum of two hundred fifteen (215) residential units or a combination of both with a minimum of 300 units.
- Planning/Development #4 – Each building phase shall provide the required parking for that phase.
- Planning/Development #5 – Conformance to Amended Development Standards. The development shall be in conformance with the amended development standards approved in case 35-Z-88. Any change to the development standards shall be subject to public hearings before the Planning Commission and City Council. *(NOTE: Amended Development Standards per Case 35-Z-88 relate to retail/office development only).*
- Planning/Development #6 – Arizona Canal Bank Improvements. Before issuance of certificate of occupancy, the developer shall construct all base improvements of the Arizona Canal bank along the project's frontage, as determined by City Staff. The base improvements shall include, but not be limited to, the hardscaping of the top of the canal bank, landscaping and provisions for public access as described in any future design guidelines approved by City Council. In the first phase of this project, the Developer shall construct the base improvements along the canal frontage from the property line of the project to a point approximately sixteen (16) feet from the current edge of the canal. The developer shall construct the base improvements for the balance of the canal bank along the project's frontage when that area of the canal bank is improved, or the developer shall reimburse the city for the cost of the improvements as determined by City staff. Any modifications to the first phase of the canal bank improvements, which are caused by the development of Phase II, shall be reconstructed by the developer with the Phase II improvements. If these improvements are constructed by the City prior to the start of construction of the project, the developer shall reimburse the City for the base improvements as noted. The reimbursement shall be based on the unit cost of the City's CIP project and shall be made prior to issuance of any building permit.
- Planning/Development #7 – F.A.R. Special Improvement Bonus. The project is subject to the Special Public Improvement Bonus as a maximum of .2 FAR. The special improvement shall be a contribution to the Downtown Improvement Fund and/or improvements to the Arizona Canal bank, as determined by City staff. Any credits for improvements to the canal bank shall apply for 100% of the value of improvements south and east of the subject property, 100% of the value of improvements within the waterway and those improvements along the project's canal frontage which are over and beyond the required base improvements as determined by City staff.
- Planning/Development #8 --Prior to issuance of any building permits, the developer shall enter into an agreement with the city which shall specify the developer's obligation to provide the specific improvements (including the cost of said improvements) and the amount of cash contribution in lieu of public improvements, if any.
- Planning/Development #9 – Approval of Arizona Canal Bank Improvements. Prior to application to the Development Review Board, the developer shall secure preliminary approval from Salt River Project for the Arizona Canal Bank improvements.

- Planning/Development #10 – Agreement regarding Arizona Canal Improvements. Improvements to the Arizona Canal shall be subject to any agreement between the city and Salt River Project in effect at the time of Development Review Board application.
- Planning/Development #11 – Operations, Repair, Maintenance and Renovation of Arizona Canal Bank Improvements. Prior to the issuance of any building permits for this project, the developer shall enter into an agreement with the City, in a form and substance acceptable to City staff, permanently imposing upon the developer and upon the project site all duties relating to or arising from ongoing operations, repair, maintenance and renovation of canal bank improvements adjacent to the site.
- Planning/Development #12 – Undergrounding of Overhead Utilities along the Arizona Canal. With the first phase improvements, the developer shall underground the utility lines adjacent to the Arizona Canal along the entire length of the project.
- Planning/Development #13 – Piping of Side Channel System Adjacent to the Arizona Canal Bank. With the first phase improvements, the developer shall replace the existing side channel system adjacent to the Arizona Canal bank with underground piping consistent with the accepted conceptual and final drainage plans and reports. The piping shall be subject to approval by the Maricopa County Flood Control District. Documentation of this approval shall be submitted with the submittal of improvement plans to project review.
- Planning/Development #14 – Pedestrian Access. With the Development Review Board submittal, the developer shall submit a Pedestrian Circulation Master Plan for the development including but not limited to: pedestrian access from the Arizona Canal bank, internal to the site, and to Scottsdale Road. With the first phase improvements, the developer shall construct these pedestrian access improvements as approved by the Development Review Board.
- Planning/Development #16 – Pedestrian Plaza. The "Pedestrian Plaza" (as labeled on the Site Plan, prepared by Cornoyer Hedrick and dated 16 August 2002) shall be on one continuous level (no stair-stepping of the grade) from Scottsdale Road to the canal bank.
- Planning/Development #17 – There shall be a minimum eight (8) foot wide clear pedestrian sidewalk along the northern property line that connects the future residential/hotel parcel to the sidewalk on Scottsdale Road. Directly adjacent to the sidewalk, there shall be a minimum five (5) foot wide landscape planter with mature trees between this sidewalk and the northern most driveway off Scottsdale Road.
- Planning/Development #19 – The developer shall provide a strong pedestrian connection from the hotel/residential site to the mixed-use site that is consistent with the design and improvements of the pedestrian court, as shown on the "Conceptual Studies Plan" prepared by Cornoyer-Hedrick and dated 18 August 2002.
- ADDITIONAL INFORMATION STIPULATIONS. #1 directs DRB attention to (I) Canal Bank Improvements.

IV. DESCRIPTION OF THIS REQUEST

As required by stipulation in Case 65-ZN-1992#4 (Planning/Development #2), approval of the Site Plan for residential development of the east parcel (Parcel B in Case 65-ZN-1992#4) is requested.

Approval of this residential development, Riverwalk Square, is accompanied by canal bank improvements as required in the zoning case. These improvements are being planned cooperatively by City staff, the developer, neighboring property owners and Salt River Project. Preliminary canal bank improvement concepts will be presented for review along with the site plan approval request.

RIVERWALK SQUARE – Project Data

<i>Site area</i>	4.86 acres
<i>Number of units</i>	227
<i>Gross sq. ft. building area</i>	338,000 s.f. approx.
<i>Parking provided</i>	357 spaces below grade (phased) additional parking at-grade
<i>Maximum building height</i>	65 feet

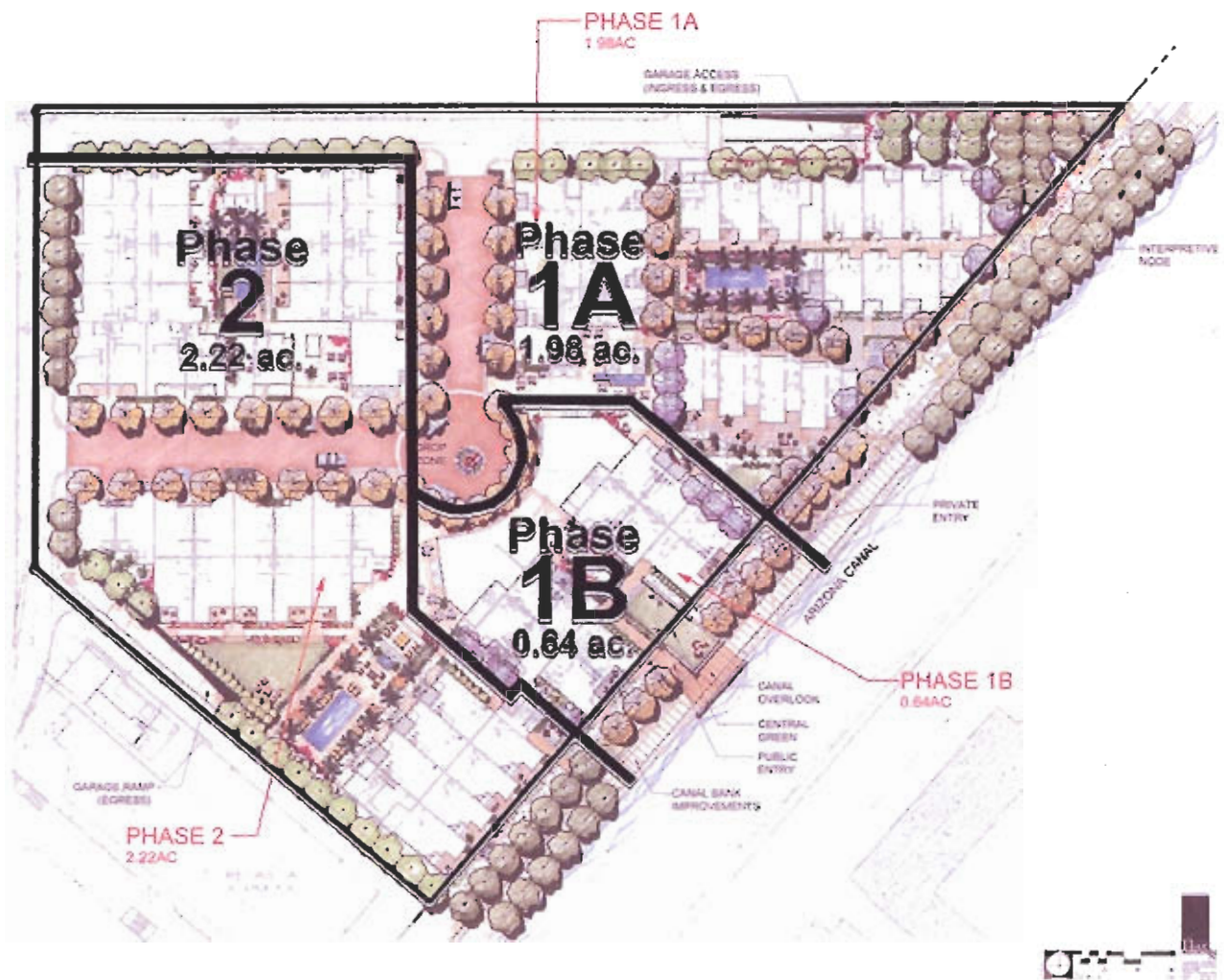
V. DEVELOPMENT PHASING

Riverwalk Square will be developed in three phases:

- PHASE 1A 1.98 acres, 68 residential units, with underground parking structure, north garden and canal bank improvements; residential pool and open space areas; access street from Highland Park Office property, estimated completion – fall, 2006 (assuming late spring, 2005 start-up).
- PHASE 1B 0.64 acres, 51 residential and live/work units, central public square and canal bank improvements, estimated completion – late 2006.
- PHASE 2 2.22 acres, 108 residential and live/work units; south canal bank improvements and residential pool and open space areas; street constructed connecting west, estimated completion – late 2007.

Phase 1 sets the tone for the future phases with high-quality design. Phase 1 consists of 68 condominium units, ranging from 800 square feet to 2,300 square feet -- each with ample outdoor living space. Five condominium buildings will be constructed in Phase 1. The height of the buildings will vary, but will not exceed 65 feet (plus a maximum of 18 feet for mechanical screening).

In addition to the condominiums, Phase 1 includes approximately 6,000 square feet of building area dedicated to an exercise room, a sales office that may be converted to food service, swimming pools/spas and associated cabana facilities.



Phase 1 vehicular circulation is concentrated along an access drive that extends from the north property line to a circular court shared by automobiles and pedestrians at the heart of the site. Phase 2 will extend this drive to the west property line, toward Fashion Square.

A new two-way road will provide access to site from the signalized intersection of Highland and Scottsdale Road. Access to the Phase 1 underground parking garage will be from this road. The underground parking structure will be built in phases corresponding to construction of the residential units.

VI. SITE PLAN

The Riverwalk Square site plan focuses on:

- Creating a high-quality residential live/work community in the heart of Downtown;
- Designing relationships between buildings, circulation and open space areas that respond directly to Scottsdale's desert environment and encourage outdoor community life;
- Contributing to the City's canal bank improvement efforts by creating a trail, landscaping and other amenities along the canal and a site plan that embraces the canal as an integral the project's design.

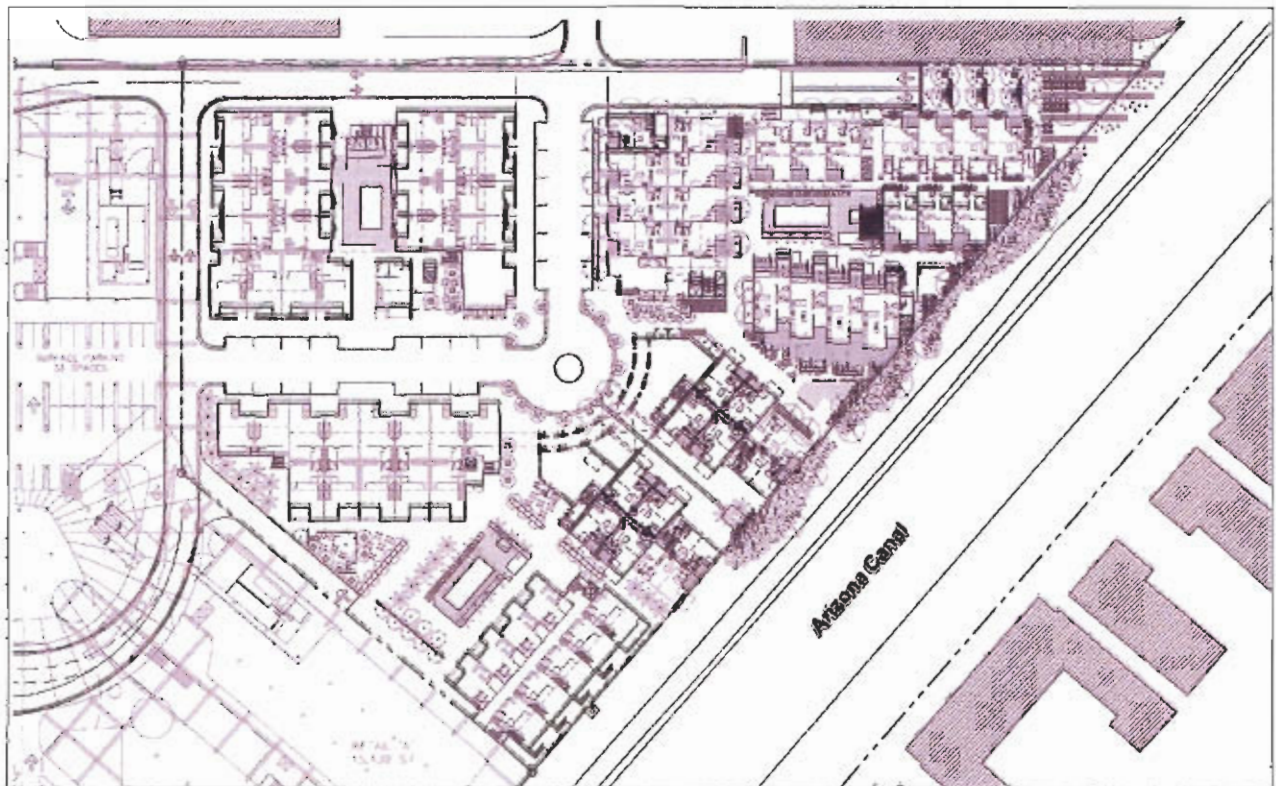
A Site Planning Approach that Honors the Desert

The primary responsibility of the Riverwalk Square design team has been to respond to the desert climate with appropriate form, details and orientation. The design concept includes "passive" solar strategies, including the use of thermal mass and deep overhangs.

Designed for Outdoor Living

The site is designed to provide a range of outdoor living opportunities for each and every homeowner:

- (1) Each home includes a generous private outdoor area.
- (2) At a neighborhood scale, each cluster of homes has a private swimming pool and residential open space activity area.
- (3) At a community scale, Riverwalk Square village is designed around a central, public square – fronting on the canal and lined with shops, studios and cafes.



Human-Scaled and Varied Architectural Features

The site plan takes a large number of residential units and carefully groups them in manageable, human-scaled building clusters, providing the feeling of true neighborhoods, with a great deal of variation in scale and details.

Buildings are also designed to reflect variety within an architectural vocabulary that responds directly to Scottsdale's climate and culture. Pedestrian-scaled massing and architectural details contribute to interesting and varied views along the streets and open space areas.

A Desert Garden Oasis

Landscaping appropriate to Scottsdale's arid climate is used in abundance and with creativity to provide color, scale and the sense of a desert garden oasis. The parking garage "lid" has been designed to provide for deep planting beds, so substantial planting can be installed at plaza level. The intent is to completely hide the fact that there is a below-grade parking structure throughout.

Water features are provided where they will contribute to activating public outdoor areas and to creating a distinctive character for the development. Water features for Phase 1 are found near the cool tower, and between Buildings G and H inside the public square, beginning at the second floor seating area and continuing east to the canal edge.

Connected to the Canal

Substantial improvements will be made along the canal allowing pedestrians to seamlessly move from Riverwalk Square to Scottsdale Fashion Square, the Waterfront, Fifth Avenue, Stetson Drive, the Entertainment District and other downtown destinations.

VII. ARCHITECTURE

The overall architectural expression is derived from a response to the desert climate and diversity in architecture that is uniquely Scottsdale.

Climate-Responsive Wall Structure

Insulated concrete block walls protect the interior environments from the heat by wrapping each unit with a thermal mass "jacket." The thermal mass absorbs the heat of the day and slowly releases it during the cool nighttime. These block walls create deep pockets to protect glazing and retractable walls from direct sun, affording each resident the indoor/outdoor lifestyle that defines the Southwest.

Building Materials

Materials have been selected that provide built-in protection against the elements, reducing maintenance costs while giving the project a feel that is in-line with the desert and Southwestern regional context. Weathered steel guardrails, trellises and siding, exposed burnished concrete block and integral-colored stucco all provide a warm fine-grain finish without the need for high-maintenance coatings.

Trash Chutes and Compactors

Trash chutes have been provided on each floor of each vertical circulation core to convey residents' trash to the parking garage level where compactors are located. Compacted trash will be moved via maintenance tractors to mechanically conditioned enclosures at Plaza level on scheduled trash pickup days for access by city trash trucks. Recycling bins have been located in each trash chute room to be collected by maintenance and moved to large recycling tubs at the garage level.

Green Building Program Participation

Participation in the City of Scottsdale Green Building Program is being considered at this phase. The project goals are a good match with the checklist of requirements to attain an "Advanced" rating. Several "green building" strategies have been incorporated into the design to lessen the impact on the environment and reduce operating and maintenance costs of the buildings.

Cool Tower Technology

At the center of the Phase 1 development a tower provides several functions, including primary access from the garage to grade, vehicle emissions exhaust from the garage and as an evaporative cooling tower to provide cool air to one of the primary exterior gathering spaces. The cooling tower technology is simple, based on towers throughout middle-eastern desert regions, and proven more recently in projects such as the Sunnyslope Transit Center in Phoenix and the Visitor Center at Zion National Park. The strategic placement will not only provide the multiple functions mentioned but will act as an icon for the project and a point of interest for the greater community.



VIII. LANDSCAPING

Landscaping at Riverwalk Square makes an important contribution to the livability of outdoor activity and living areas. Plant materials used reflect a sensitivity to Scottsdale's desert environment and water conservation objectives. They have been carefully selected to create a year-round environment with color, seasonal changes and a lush "desert oasis" character. In the public square and residential garden areas, the plant palette includes both arid region/arid-adapted plants and other materials – selected annuals and accent plantings where appropriate.

The central public square includes a community lawn that terminates in a canal overlook area. The lawn can be used for outdoor events, exhibits, games and a variety of other uses. A water feature may be incorporated into the public square where it will help mask traffic noise and provide an accessible backdrop for dining and outdoor living. The public square connects the canal bank to the main street within Riverwalk Square and is lined with live/work studios, galleries and shops.

The Riverwalk Garden area is at the point along the canal bank trail where the transition between the active urban Riverwalk environment and the quieter, more passive north trail segment begins. The Garden may include features designed for children's activities, art, large shade trees appropriate to the desert climate in a low-maintenance landscape setting accessible to the public.

The canal bank and streets within Riverwalk Square will be lined with trees selected to help define the edge of streets and trail areas and to create a shade canopy. Consistent tree varieties and locations will reinforce the identity of sub-areas within Riverwalk Square.



IX. THE CANAL CONNECTION

Riverwalk Square embraces the Arizona Canal as an important amenity for its residents and as a connection to and from Downtown Scottsdale and areas to the north. The City's Canal Bank Improvement Program between Goldwater Boulevard and Scottsdale Road/Camelback Road is now under construction south of Scottsdale Waterfront Project. With Riverwalk Square's extension of the canal bank trail from Camelback to Chaparral Road, another key milestone in the City's long-time aspirations for the Arizona Canal becomes reality. Riverwalk Square is not only contributing to construction of canal bank improvements but has taken the lead in securing commitments from its neighbors along the west side of the canal to make contributions as well.

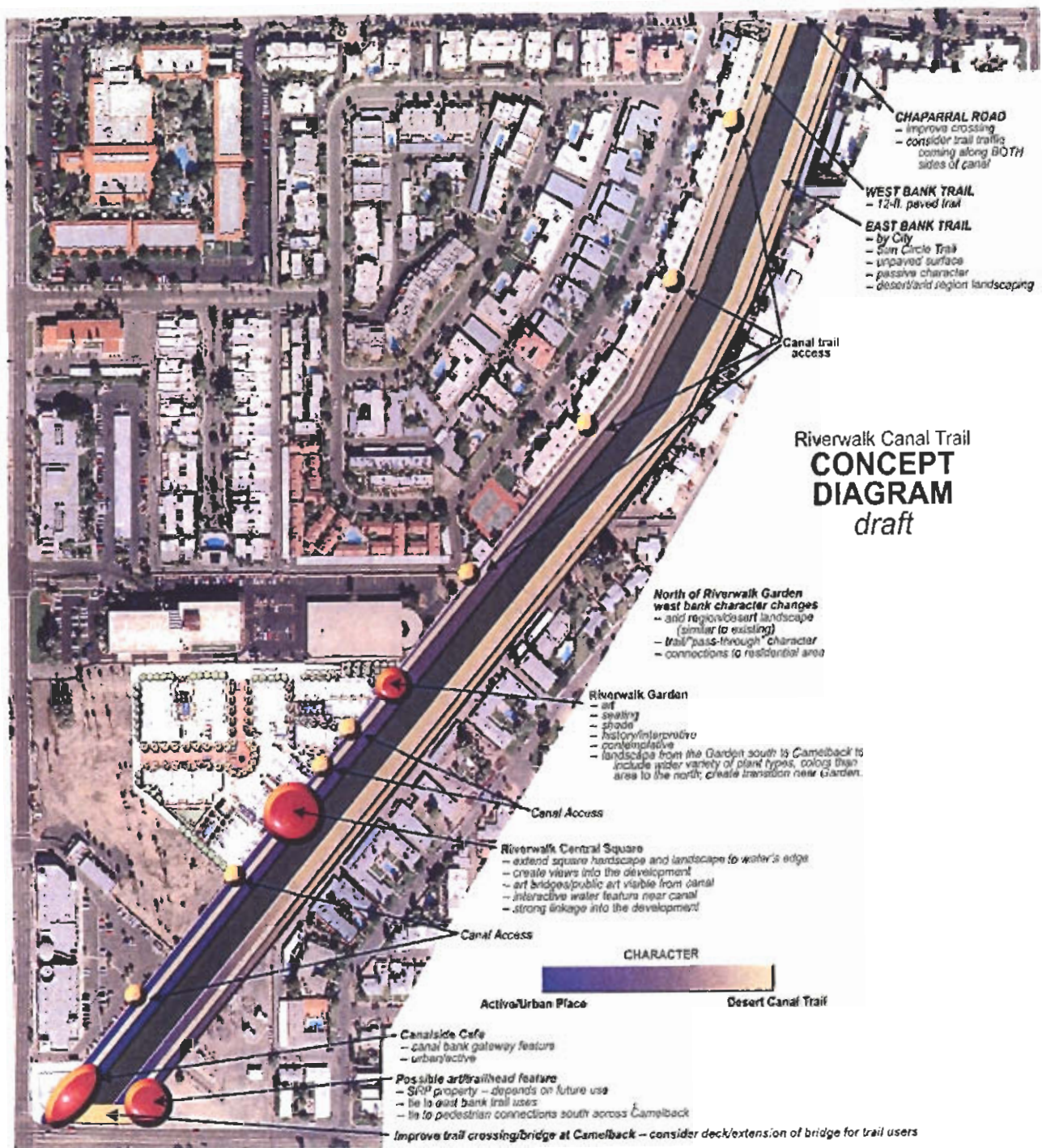
The City of Scottsdale has expressed an interest in constructing canal improvements along the east side of the canal. Working with Salt River Project, the City and neighboring property owners, Riverwalk Square's efforts will result in adding an entire half mile to the Arizona Canal trail.

Key features of the Riverwalk Canal Trail segment from Camelback Road to Chaparral Road include (from south to north):

- The "Gas Station" site – A cafe/juice bar is proposed at this corner (yet to be submitted for City approvals). Property owners have indicated a willingness to contribute to canal bank improvements. Salt River Project has indicated that is (presently asphalt) easement area west of the canal bank may be used to create an outdoor dining and/or entry plaza for the canal trail. This site is an important gateway to the canal bank. Consideration should be given to creating an entry feature that identifies this gateway.
- The Camelback/Scottsdale Road intersection – The City plans an update of the Downtown Circulation Plan. This effort will include evaluation of this intersection to create a better crossing for pedestrians, bicyclists and equestrians who may be traveling along the canal bank trails.
- The Canal Bridge – the existing bridge across the Arizona Canal on the north side of Camelback Road is not designed to accommodate a trail crossing and does not meet ADA or AASHTO guidelines for shared-use facilities. It cannot safely accommodate equestrian trail users or bicyclists. Modification of this bridge to create access to both east and west canal banks for all expected user types must be considered. It is our understanding that this consideration will be part of the Circulation Plan Update. Preliminary talks with Salt River Project indicate that several possible options may be considered without adversely impacting canal operations, such as: construction of a separate trail bridge or widening the Camelback Road bridge to accommodate the trail crossing.
- The SRP Substation – Salt River Project's 1.6-acre property on the east side of the canal includes a well site and substation facilities. Both the well site and substation are planned for expansion in the future. Salt River Project has offered to provide information about the portion of the property affected by future expansions to see if some area (southwest tip of the triangle) may be available for public art and/or canal trail-related improvements. An improved pedestrian connection from this site and the canal banks to the Entertainment District should be considered

- West Canal Trail – Along the west canal bank, a 12-foot-wide paved trail is proposed. This trail will not meander substantially, will be set back from the canal edge and will include connections to adjoining developments.
 - Extending from Riverwalk Square to the south, the west canal bank character will be urban, with decorative hardscape, strong connections into adjoining developments, seating, enhanced landscaping and other amenities.
 - From Riverwalk Square north, canal bank character transitions to a less active, urban style – quiet, native plants, more limited connections to/from adjoining uses.
- East Canal Trail – Along the east canal bank, an unpaved trail suitable for walking, equestrian use and mountain bikes will be constructed. This trail, to be designed by the City, is expected to include connections allowing neighborhood access. The character of this trail area is informal, passive, with desert landscape character. People travel along the trail here, but they aren't encouraged to linger.
- Riverwalk Central Square – The main public feature of Riverwalk comes right out to the canal bank, bridging the drainage ditch that parallels the canal. Trail users can ride or walk right on by, but are welcome to detour for coffee or shopping. The Central Square is the focus for Riverwalk Square's community life. With signature water features, art, seating and shade, it is welcoming to residents and visitors alike. This stretch of the canal may include enhanced hardscape and landscape features, seating, drinking fountains, special lighting, art and other amenities.
- Riverwalk Garden – At the north end of Scottsdale Riverwalk, a small public garden fronts on the canal. This garden presents strong potential interpretive opportunities and may include art, seating, shade and features for children's plan.
- Canal access points – Along the west canal trail, access is proposed into adjoining developments as shown on the Concept Diagram.
- Chaparral Road crossing – Consideration will be given to modifying the Chaparral Road canal crossing to create greater visibility and safety for trail users.

A diagram illustrating the Riverwalk Trail concept is provided on the following page.



RIVERWALK SQUARE
SCOTTSDALE ARIZONA

ISSUE _____ DATE _____

DATE 20 JAN 2005

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W/M PROJECT 0407

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